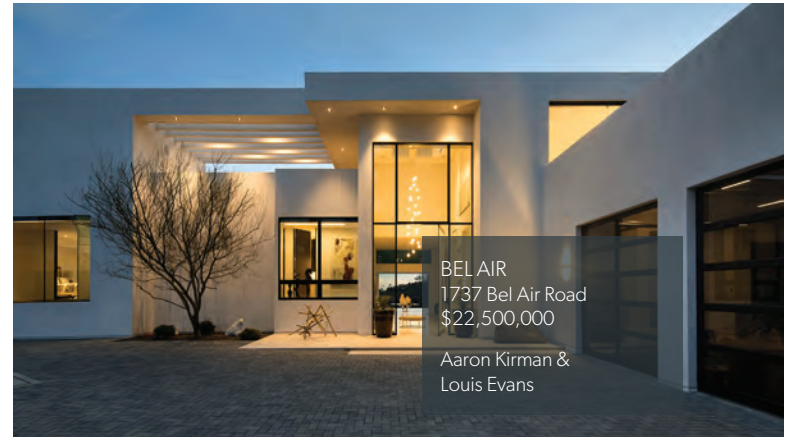


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conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. Buyer is advised to independently verify the accuracy of that information. CalBRE 01317331/00559629/00671618





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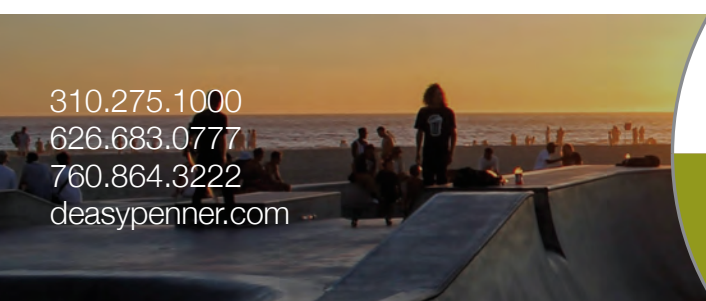
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**The Caswell Luxury Apartments**  
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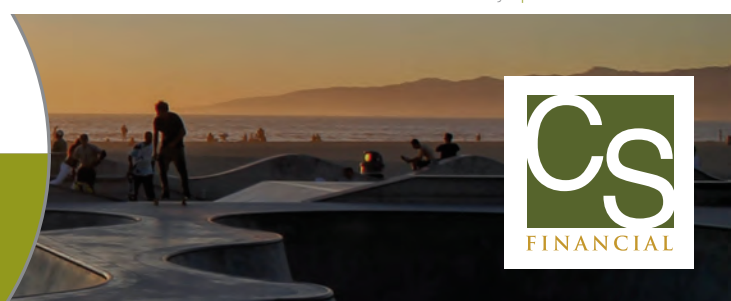


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**Spanish Colonial Revival** **\$2,899,000**  
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**Modern View Home** **\$1,290,000**  
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 Scott King | 323.828.2049



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 11808 Kearsarge Street, Brentwood  
 Mike Deasy | 310.275.1000  
 Sara Clephane | 310.909.4648



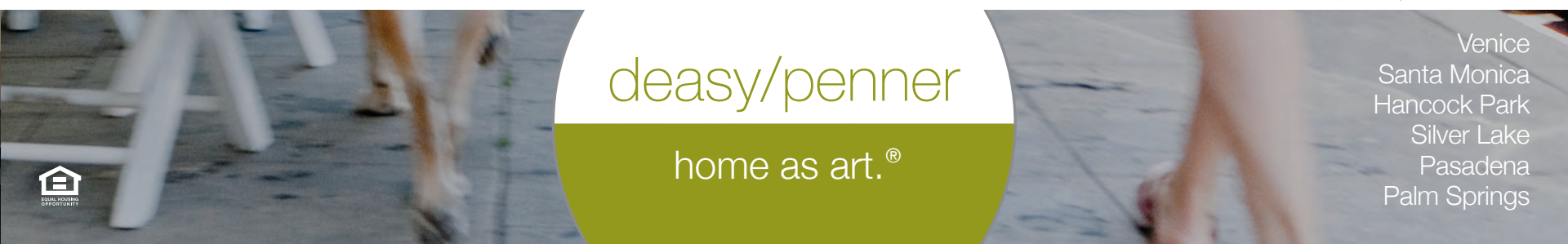
**Live / Work Artloft** **New Price — \$1,565,000**  
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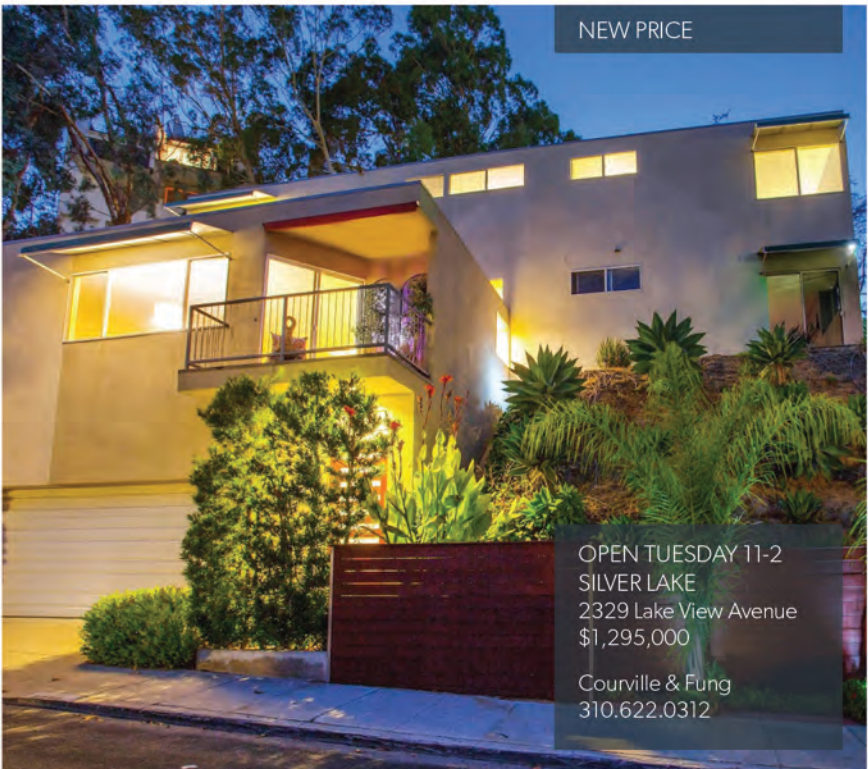
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Sally Forster Jones  
Lisa Sockolov  
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**MALIBU | 5800TRANCASCANYON.COM**  
 4BD/3.5BA | \$5,950,000 | Web: 0355915  
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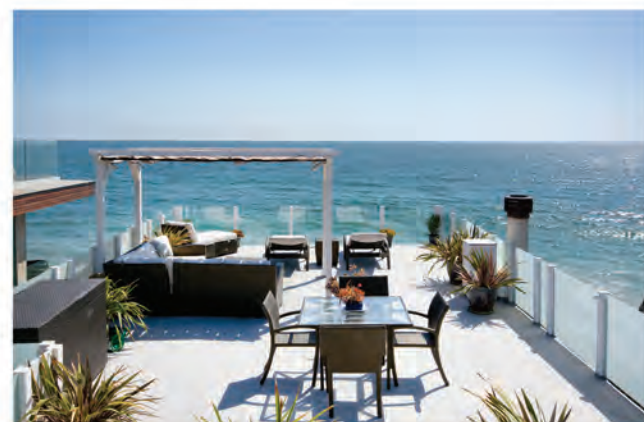
**OUTPOST ESTATES | 7000LOSTILOS.COM**  
 5BD/4.5BA | \$5,495,000 | Web: 0309007  
 Julie Jones Parks 323.481.2061



**CENTURY CITY | THECENTURY11C.COM**  
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 Josie Tong 310.808.8808



**BEVERLY HILLS | 9210 HAZEN DRIVE**  
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### 12616 W. Sunset Boulevard · Brentwood

4 bed • 3.5 bath • 4,369 sf • 9,068 sf lot • Offered at \$4,400,000

Nestled behind a fully custom Ipe Brazilian Walnut motorized gate and just beyond the private circular driveway is an exquisitely crafted transitional-style home in the heart of Brentwood. This inspired brand new 4 bed, 3.5 bath house features an open floor plan with dramatic 12 foot ceilings, elegant walnut floors, custom doors, copper light fixtures, and too many exceptional finishes and details throughout to name. This home invites you to entertain your family and friends and is complete with dine-in chef's kitchen with Bertazzoni range, oversized marble island that opens to the dining room and living room with wine cellar and electric fireplace. Incredible indoor/outdoor flow with Fleetwood sliding pocket doors that lead to the backyard pool with huge Baja deck. The upstairs master suite includes a fully customizable closet and master bathroom with enormous rain shower and separate soaking tub. Finishing off the home is an impressive rooftop deck perfect for entertaining or relaxing after a long day's work. Minutes to Brentwood's best schools, finest dining, Country Mart, Farmers' Market and easy access to the 405 and the beach!

#### SANDRA MILLER

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**4103 Roma Ct • Marina del Rey** **\$3,695,000**  
3 bed • 3.5 bath • 4,023 sf • 4,476 sf lot  
Sandra Miller • 310.616.6213



**8724 Rosewood Ave • West Hollywood** **\$3,250,000**  
4 bed • 4 bath  
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**981 Linda Flora Dr • Bel Air** **\$2,975,000**  
5 bed • 4 bath • 2,965 sf • 32,467 sf lot  
Pam Lumpkin • 310.993.7085



**1919 4th St #C • Santa Monica** **\$2,100,000**  
3 bed • 2.5 bath • 2,252 sf  
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**900 N Gardner St • West Hollywood** **\$2,175,000**  
Triplex • 2,970 sf • 4,933 sf lot  
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**3903 S Norton Ave • Los Angeles** **\$695,000**  
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\$9,000,000 | 4 BED 5 BATH

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 \$2,695,000 | 4 BED 5 BATH 3,800 sq ft  
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Offered for Sale at \$1,950,000



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**310-413-1171**

lesliekavanaugh@rodeore.com

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**Wendy Carroll** (310) 990-2285 | CalBRE# 01188306



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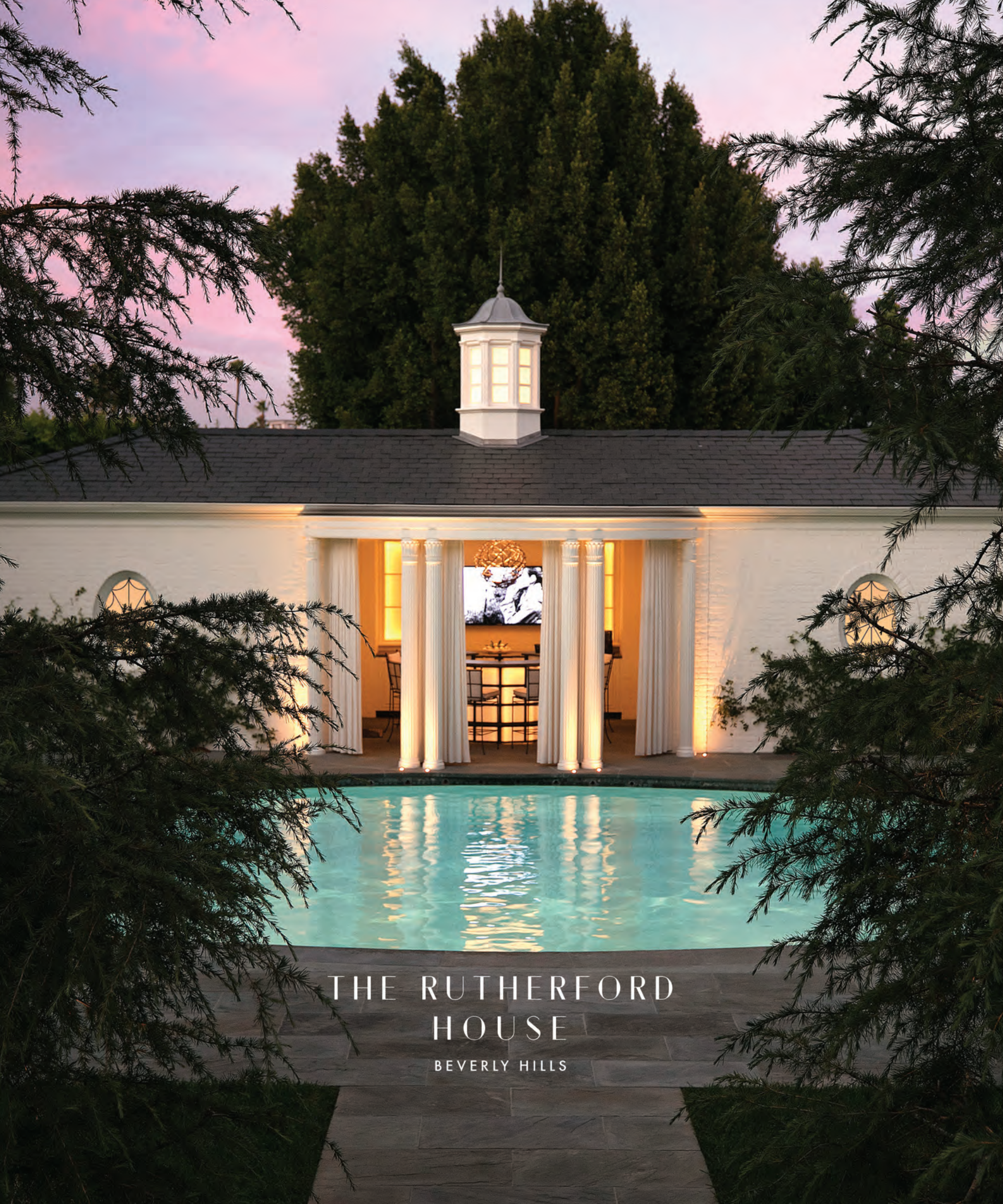
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BY APPOINTMENT ONLY

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BEVERLY HILLS

\$39,900,000

BY APPOINTMENT ONLY



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Beverly Hills North 310.777.6200

Beverly Hills South 310.273.3113

Brentwood 310.820.6651

Calabasas 818.222.0023

Glendale 818.240.1111

Hancock Park North 323.464.9272

Hancock Park South 323.462.0867

La Cañada Flintridge 818.790.3334

Los Feliz 323.665.5841

Malibu Colony 310.456.3638

Malibu West 310.457.6550

Manhattan Beach 310.802.5700

Marina del Rey 310.301.3500

Montecito 805.969.4755





ARCADIA | \$5,998,000  
GATED ESTATE ON FLAT APPROX 50369SF LOT.  
Represented by: Micah Lachtman  
T. 626.215.4331 | Lachtman@yahoo.com



BEVERLY HILLS PO | \$3,495,000  
MODERN, NEW & PRIVATE HOME W4BD+3BA.  
Represented by: Valerie Fitzgerald  
T. 310.285.7515 | valerie@valeriefitzgerald.com



MALIBU | \$12,995,000  
PT. DUME-OCN VUS! POOL, GH & BEACH KEY!  
Represented by: Paul Grisanti & Sara Grisanti  
T. 310.317.9327 | paul@malibure.com

COLDWELL BANKER RESIDENTIAL BROKERAGE





# ARCHITECTURE & DESIGN



## IS BIGGER REALLY BETTER?

by Bret Parsons

What if current housing trends maximized quality of life as the priority over maximum square footage? Pre-designed house plans by noted LA architect Tim Barber challenge the “Bigger is Better” mentality while providing tremendous value-for-the-dollar alternatives to designing and building a 100% custom home. Tim Barber House & Home provides single-family house plans of varying sizes and styles that complement any SoCal neighborhood by combining vernacular architectural exteriors with contemporary layouts. Each plan maximizes livability by addressing the needs of families today, and can easily “grow” with changing requirements down the road. These plans are rich in architectural detail, encourage indoor-outdoor living and bring natural light and air to the interior of the home. Best of all, construction plans begin at only 5K as opposed to \$100K+ for custom plans.

“Beautiful architecture improves the quality of our lives, whether it is the house we live in or the one we see through our window.”

— Mary Kate Spach  
Vice President, Tim Barber House & Home

[www.tbhh.com](http://www.tbhh.com)



## ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: SAMIR HANNOUCHE



SUNSET STRIP | \$2,598,750  
New Price! 1615 N Fairfax | Open Sun 2-5 | Modern  
Homestead 4BD, 5BA, Pool, Rooftop Deck.  
Laura Marie (213) 840-5353

ARCHITECT: SUSETTE NAYLOR



MONTECITO | \$3,850,000  
Private and secluded Tuscan style home with mountain and  
partial ocean/island views.  
Bruce Emmens (805) 452-3283

ARCHITECT: SANDRA MARTIN, AIA



AGOURA HILLS | \$1,999,000  
Built in 2017 Exquisite Mod 6+8+Den+Hm Theater  
+View+Infnty Pool - [www.28443Foothillldr.com](http://www.28443Foothillldr.com)  
Florence Silver (818) 929-0265

TO FIND OR LIST YOUR ARCHITECTURAL DREAM HOME,  
CONTACT [BRET@BRETPARSONS.COM](mailto:BRET@BRETPARSONS.COM) OR (310) 497-5832 FOR A SUPERB ARCHITECTURAL SPECIALIST.

**BRET PARSONS**  
DIRECTOR, ARCHITECTURAL DIVISION







GLOBAL  
LUXURY

510 LINCOLN BOULEVARD  
SANTA MONICA, CA 90402  
Offered at \$4,999,000



## BIG OPPORTUNITY!

Situated on 1 and ½ lots North of Montana with 75 sq. ft. frontage. The house is approx. 5,400 sq. ft. and has 5 bedrooms and 4.5 baths. Great potential. Bring designer or contractor.

LINDA LACKEY

REALTOR®

310.429.1185

llackey@coldwellbanker.com

CalBRE# 00621676



COLDWELL BANKER RESIDENTIAL BROKERAGE

[WWW.LACKEYSELLSHOMES.COM](http://WWW.LACKEYSELLSHOMES.COM)

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## Comfortably Elegant Unobstructed View Estate



### 205 North Tigertail Road • Brentwood

- Gated 2 story French-influenced manse
- Bucolic open canyon and ocean views
- Custom built by the owner in 2002
- Featuring sunlit rooms with super high ceilings
- European-style grounds with ultimate privacy
- Dramatic 2 story living room overlooks grounds
- 6 generous bedrooms
- Master suite with large balcony, fireplace, walk-in
- Substantial outdoor guest facility/screening room and bath
- Fabulous family room with fireplace
- Separate large office downstairs
- Dual laundry facilities (one upstairs / one downstairs)
- Public rooms open to veranda, flowing lawns, pool/spa, views
- Over 100 feet of frontage on prestigious lower Tigertail Road
- Endless potential to update to your exacting design specifications

**By Appointment Only**

**\$11,995,000**

**Michael J. Libow**  
COLDWELL BANKER  
(310) 285-7509

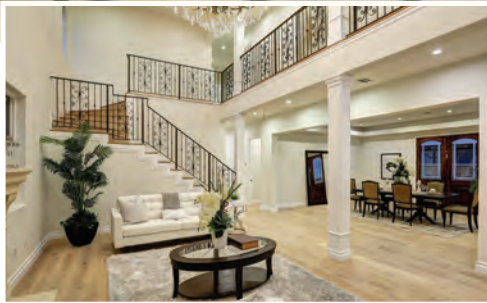


**GLOBAL  
LUXURY™**





# Brand New 2sty Mediterranean on Huge Lot



## 531 North Fuller Avenue • Los Angeles

*If you've seen this home before, you won't recognize it now!*

- Quality construction with amazing volume
- Designed for entertaining on a grand or intimate scale
- Sunlit rooms with exquisite flooring and surfaces
- Dramatic 2 story "great" room and massive dining room
- Center-isle kitchen/family room combination
- Top appliances in kitchen
- Separate large office downstairs
- 4 bedrooms up, guest bedroom down
- Dual guest bathrooms downstairs
- Generous laundry room upstairs
- Master suite with walk-in, balcony, luxe bath
- Deep yard with pool/spa, patios, lawn, pergola, pool bath
- Direct access 2 car garage for privacy and security
- Gated motorcourt for off-street parking galore
- Premier road in coveted La Brea-Melrose neighborhood
- Proximate to all of the best that Los Angeles has to offer!

**Open Tuesday, September 12<sup>th</sup> • 11-2**

***Reduced to Sell! \$2,995,000***

**Michael J. Libow**

**Coldwell Banker**

**(310) 285-7509**

**Verna Helbling**

**John Aaroe Group**

**(310) 849-2485**



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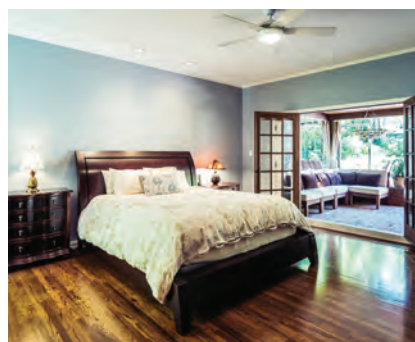


GLOBAL  
LUXURY

2705 Outpost Drive | 3 bedrooms, 2.5 bathrooms + Den  
\$2,295,000 | Open Tuesday Noon-3pm



A luxurious ambiance greets you when you walk into this extraordinary home. Set back from Outpost Drive, you enter and leave the property from a quiet cul-de-sac. The home offers an open floor plan with most rooms opening to a tremendous yard that is like a retreat perfect for entertaining. In addition, there is a private and spacious pool. There are gleaming hardwood floors through-out. Step-down living room with walls of windows providing an abundance of natural light. Gourmet kitchen with top of the line appliances. A master suite that opens to the veranda, yard and pool along with a pizza oven and firepit. A 4-car garage with a hydraulic lift for car buffs. This is one of Outpost's finest. Just move in and enjoy!



[COLDWELLBANKERLUXURY.COM](http://COLDWELLBANKERLUXURY.COM)

COLDWELL BANKER RESIDENTIAL BROKERAGE

Neal Baddin | 323.793.7409 | [Neal@NealBaddin.com](mailto:Neal@NealBaddin.com) | CalBRE: #175503608  
Coldwell Banker Residential Brokerage | 166 North Canon Drive | Beverly Hills, CA 90210

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Open 11-2pm



## 8932 24<sup>th</sup> Street

Beverlywood | 2 BR | 2 BA | SqFt: 1528 | Lot Size: 5,000  
\$1,199,000

*1930s Vintage Spanish  
renovated to exacting standards.*

ERNIE CARSWELL  
&  
PARTNERS

Chris Pickett  
**TELES**

A DOUGLAS ELLMAN REAL ESTATE COMPANY

310.800.7103

BRE#01475927



# *Magnificent Spanish Colonial Revival Estate*



201 Lorraine Blvd. Windsor Square

*Offered at \$4,975,000*

*[www.201Lorraine.com](http://www.201Lorraine.com)*



# Open Tuesday 11:00–2:00



*4 Beds | 5 Baths | 4,274 Sq. Ft. | 15,246 S. Ft. Lot*

Meticulous Spanish Colonial Revival estate set back on majestic corner lot on the most sought after street in Windsor Square. Designed by renowned architect G. Lawrence Stimson for the President of Southern California Gas Company. This sophisticated home retains its period specific character while providing the highest quality upgrades throughout. The main floor includes grand entry, formal living room with fireplace, dining room, outstanding chef's eat-in kitchen, family room, powder room, laundry room and California wine cellar. Upper level has 4 bedrooms, 4 bathrooms and outdoor patio. Designer touches throughout with Ann Sachs and Waterworks tile. Professionally designed landscaping and lighting. Whole house water filtration system, central vac system, two-zone HVAC, sound system and much more. Short stroll to shops, restaurants, coffee shops & Sunday Farmer's Market.

**CORE**  
GROUP LA

*presented by*

**PETE BUONOCORE**

*pete@coregroupla.com | 323.762.2561*  
*www.coregroupla.com*



BRE #0129107

**kw** LARCHMONT  
KELLER WILLIAMS



# FINAL PREVIEW FRIDAY

4621 Via Roblada, Santa Barbara/Hope Ranch, CA

13  
ACRES

LIVE  
ABSOLUTE  
AUCTION  
ON-SITE

Saturday, September 16 at 11am PT

DECARO   
AUCTIONS  
INTERNATIONAL  
1 800 332 3767

FINAL PREVIEW  
SEPTEMBER 15  
1 - 4 PM



Private Appointments & Phone Bidding Available  
Video Tour & Details at [DeCaroAuctions.com](http://DeCaroAuctions.com)

In cooperation with Riskin Partners (CalBRE# 00805720 / 01815307 / 01447045 / 01954177 / 01951069) and Carey Kendall (CalBRE# 00753349) of Village Properties (CalBRE# 01206734), an affiliate of Christie's International Real Estate.



VILLAGE PROPERTIES  
REALTORS  
CHRISTIE'S  
INTERNATIONAL REAL ESTATE

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# SECLUDED CELEBRITY STYLE HOME GOURMET LUNCH SERVED OPEN TUESDAY 11 - 2 PM



## 2925 TRUDY DRIVE BEVERLY HILLS POST OFFICE

TOTAL PRIVACY. Absolute stunning gated FIVE STAR CELEBRITY STYLE HOME on a large lushly landscaped Double Lot that is completely hidden from the street below by its towering Tropical Landscape. A True Entertainer's Showplace with Perfect Seamless Indoor/Outdoor Flow. Recently remodeled with the finest of materials and designer décor. High Ceilings, Dramatic Stone Floors, and Magnificent Bathrooms are found throughout. A center island gourmet kitchen opens to an al-fresco exterior patio with fireplace. Incredible Floorplan - as all of the spacious bedrooms have hardwood floors, en-suite bathrooms, and attached balconies or terraces. The master bathroom is very Luxurious featuring a grand walk-in Shower. Separate large media room with wall to wall bookshelves and surround sound. The vast living room is extraordinary with brand new modern Fleetwood sliding doors that open to a sunny Pool area. An added bonus is - a lighted wooded trail leads to a peaceful secluded Terrace area that overlooks the entire property. Your Clients will simply never want to leave this Impeccable Residence.

**\$5,295,000**



**Paul Czako**  
**310.995.1963**



# BERKSHIRE HATHAWAY | California Properties

## HomeServices



\$28,000,000 | 1145 Arden Rd, Pasadena | 10BD/11BA  
**Cacarnakis/Chang | 626.644.4262/626.818.1880**



\$3,720,000 | 625 Haverford Avenue, Pacific Palisades | 5BD/3½BA  
**The Feil Group | 310.230.3752**



\$5,500,000 | 4260 Mariposa Dr, Hope Ranch | 6BD/5BA  
**Nancy Kogevinas | 805.450.6233**



\$5,195,000 | 200 Bentley Cir, Bel Air | 5BD/6½BA  
**Drew & Susan Gitlin | 310.415.1968**



\$2,695,000 | 26706 Provence Dr, Calabasas | 6BD/7BA  
**Marc & Rory Shevin | 818.251.2456/818.251.2476**



\$1,679,000 | 4639 Atoll Avenue, Sherman Oaks | 5BD/4BA  
**S. Stillman/M. Kleinman | 818.642.5567/818.448.9577**



\$1,349,000 | 17000 Escalon Dr, Encino | 3BD/2½BA  
**Cameron/Spitz | 818.380.2151/818.817.4284**



Let us help you  
**FIND YOUR PERFECT**

BEVERLY HILLS | BRENTWOOD | CALABASAS | ENCINO | LOS FELIZ | LOS OLIVOS | MONTECITO





\$1,995,000 | 1940 Delta Street, Echo Park | 4BD/4BA  
Y. Beranek/G. Salazar | 424.343.4213/310.400.6756



\$6,950,000 | 20715 Las Flores Mesa Dr, Malibu | Land  
Marco Rufo | 310.230.3765



\$1,650,000 | 4058 Madelia Ave, Sherman Oaks | 3BD/3BA  
Ian Brooks | 310.428.6569



\$1,599,000 | 15059 Rayneta Dr, Sherman Oaks | 4BD/3BA  
Roger Lund | 818.625.5258



\$1,550,000 | 2365 Topanga Skyline Dr, Topanga | 4BD/3BA  
Mario Acosta | 818.515.1440



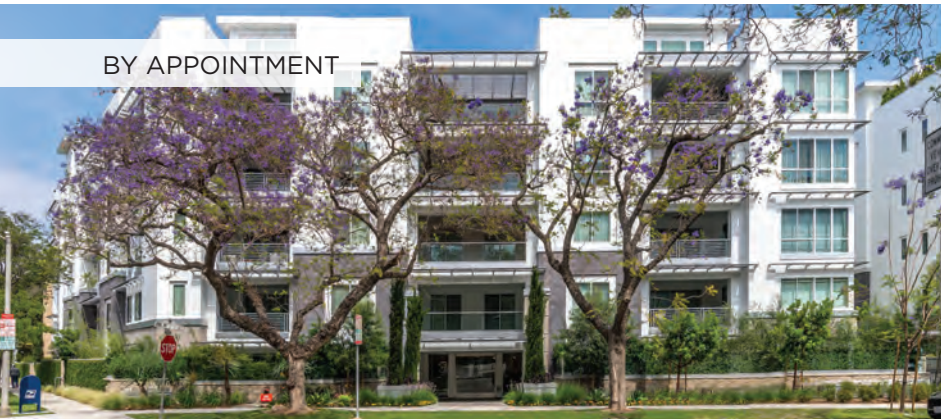
\$775,000 | 2202 Polyscope Pl, Silver Lake | 2BD/3BA  
Kirk Gerou | 323.671.1272



\$1,310,000 | 5753 Ironwood Drive, Agoura Hills | 4BD/4BA  
Joanie Louis | 818.425.8516



BY APPOINTMENT



**460 N PALM DR #305, BEVERLY HILLS \$4,495,000**  
The largest residence (3600SF) in Beverly Hills' newest (2015) "5-star" doorman condominium building, "460 Palm."

NEW PRICE



**OPEN TUES 11-2**

**1778 N ORANGE GROVE AVE, HOLLYWOOD HILLS WEST \$1,649,000**  
Unbelievable value! Masterfully remodeled 1926 Hollywood Hills Spanish 3BD private and gated Villa w/ city views.

NEW PRICE



**OPEN TUES 11-2**

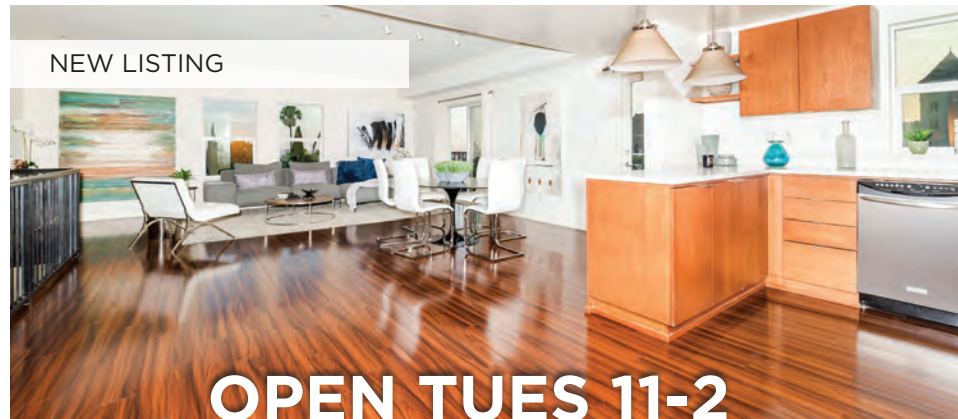
**10750 WILSHIRE BLVD #304, WESTWOOD \$899,000**  
Elegant & fully remodeled 2BD/2BA with impeccable finishes in the luxury full service building, "The Westford."

BY APPOINTMENT



**1830 VERDUGO VISTA DR, GLENDALE \$2,188,000**  
VERDUGO VISTA VILLA (1926) - Romantic Spanish Med Estate w/ 2 guest houses on a half acre of private hilltop grounds.

NEW LISTING



**OPEN TUES 11-2**

**1420 N LAUREL AVE #PH402, WEHO \$1,249,000**  
Chic 2-story 2BD/2.5BA prime West Hollywood penthouse built in 2005 with panoramic views & 4 outdoor terraces!

REDUCED LUXURY LEASE



**447 N DOHENY DR #401, BEVERLY HILLS \$18,995/mo**  
Ultra-luxurious & chic fully furnished lease with incredible city views in one of Beverly Hills' premier concierge doorman buildings.

**WWW.STJAMESCANTER.COM**

**BERKSHIRE HATHAWAY | California Properties**  
HomeServices



JUST LISTED



**OPEN TUES 11-2**

**8916 ASHCROFT AVE, WEST HOLLYWOOD, CA 90069**

**OFFERED AT \$1,695,000**

Charming Hamptons-Style 2BD/2.5BA Cottage in prime WeHo/Melrose. Light & bright living and dining areas w/ fireplace & hardwood floors throughout, plus a private deck & landscaped yard great for entertaining. Additional (unpermitted) converted garage guest home/office w/ bath.



**WWW.8916ASHCROFT.COM**

**CRISTIE ST. JAMES**

Luxury Properties Director

310.291.1029 | stjamesest@aol.com

**MARKUS CANTER**

Luxury Properties Director

310.704.4248 | markuscanter@bhhsca.com





**JODEE JEAN LEMON**

310.363.9210

jodee@jodeelemon.com

616croftpenthouse.com

**OPEN** TUES 11-2

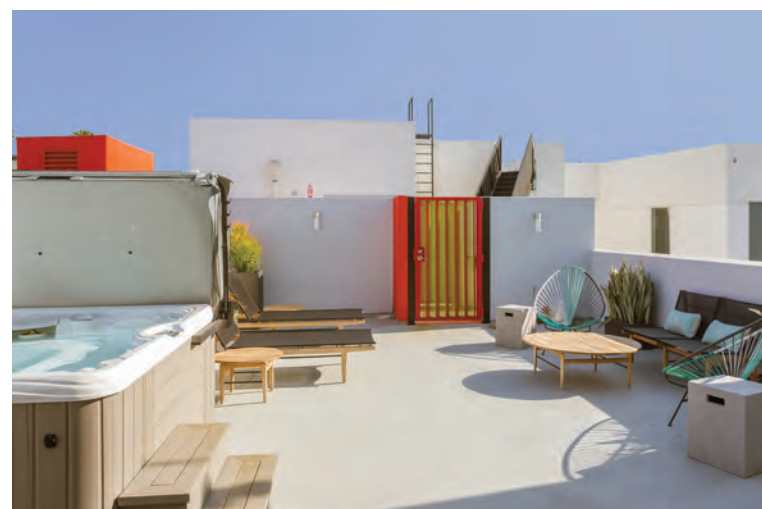
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## WEHO PENTHOUSE

**616 N Croft Ave, #PH9 | West Hollywood | 2BD/2.5BA      Offered at \$2,060,000**

Designer upgraded penthouse just steps away from Melrose Place and the West Hollywood Design District. This spacious two bedroom two and a half bathroom is luxury loft-style living at it's best. Professional kitchen with top appliances opens to living area with 17' ceilings and 15' windows of panoramic views of the Sunset Strip. This newer constructed condo has its own private rooftop deck equipped with hot tub, views of Hollywood Sign and Downtown LA.



**BERKSHIRE HATHAWAY | California Properties**  
**HomeServices**



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Located just minutes from Hollywood and hidden behind mature hedges in Beachwood is a character Spanish you don't want to miss. The gated 2100+ SF house sits far back from the street on almost a 1/4 acre in a private, enchanting setting. Rumored to be built by Howard Hughes for his mistress, the original 1920s detailing has been meticulously restored including the Batchelder fireplace. The grand scale of the common rooms creates a perfect entertaining space. This 2 bedroom, 2½ bath home features an en suite master, a large second bedroom plus an office. The kitchen and bathrooms have been thoughtfully renovated in keeping with the home's original character. The landscaped grounds include a large patio, built in spa, fire pit, fountains, grassy yard, cozy sitting areas and groovy prefab bonus room that is just the place to write a hit screenplay, album or novel.

**2236 N. Beachwood Drive | Hollywood Hills**

**Offered at \$1,499,000**



**Daniel Banchik**

310.503.6436  
[d.banchik@att.net](mailto:d.banchik@att.net)



**Amy Dantzler**

310.877.8361  
[amy.dantzler@gmail.com](mailto:amy.dantzler@gmail.com)

**OPEN** TUES 11-2

[WWW.2236BEACHWOOD.COM](http://WWW.2236BEACHWOOD.COM)

**BERKSHIRE HATHAWAY | California Properties**  
**HomeServices**



# 1409 Club View Drive Comstock Hills

**Open House**  
**Tuesday, September 19**  
**11-2 pm**  
**Bristol Farms Lunch**

Traditional | 4 Bedrooms | 3 ½ Bathrooms  
3,422 Sq. Ft. Living Area | 6,964 Sq. Ft. Lot Size  
Private, Gated & Stately Two-Story. Formal Entry with Sweeping Staircase. Formal Living Room with Focal Fireplace. Large Formal Dining Room. Newer Cooks Kitchen with Adjacent Family Room. Cozy Library with Fireplace. Sunny Master Suite with Carrara Marble Bath. Wonderful French Windows & Doors. Media Room. Direct Access Garage. Fairburn Elementary School.

**\$3,195,000**

[1409ClubView.com](http://1409ClubView.com)



## Larry Young



**Realtor®**  
**Luxury Properties Director**

(310) 777-2879  
[Larry@LarryYoungWestside.com](mailto:Larry@LarryYoungWestside.com)  
CalBRE #00999537



[LARRY YOUNG WESTSIDE.COM](http://LARRY YOUNG WESTSIDE.COM)



**BERKSHIRE HATHAWAY**  
HomeServices  
California Properties

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# 276 Tavistock Avenue

## Westwood Hills

**Open House**  
**Tuesday, September 12**  
**11–2 pm**  
**Bristol Farms Lunch**

Mid-Century | 4 Bedrooms | 3 Bathrooms  
3,598 Sq. Ft. Living Area | 10,274 Sq. Ft. Lot Size  
Most Rooms with Great Indoor/Outdoor Flow.  
Living Room & Den with Fireplaces. Formal Dining Area. Family Room with Wet Bar. Generous Kitchen with Breakfast Area. Large Ensuite Master Bedroom. Spacious Backyard. Wonderful Al Fresco Spaces. Sparkling Swimmers Pool. Grassy Yard. Direct Access to Two-Car Garage. Warner Avenue School.

**\$2,895,000**

[276Tavistock.com](http://276Tavistock.com)



## Larry Young



**Realtor®**  
**Luxury Properties Director**

(310) 777-2879  
[Larry@LarryYoungWestside.com](mailto:Larry@LarryYoungWestside.com)  
CalBRE #00999537



[LARRY YOUNG WESTSIDE.COM](http://LARRY YOUNG WESTSIDE.COM)



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Hollywood as only a few will see it.

## THE GRIFFITH.

\$9,750,000 including furnishings curated by SFA design

3 bed, 5 bath / 5078 SF living / 1251 SF terrace / 4 parking spaces

[W-ABOVETHEPENTHOUSES.COM](http://W-ABOVETHEPENTHOUSES.COM)





**BEN BACAL**  
Rodeo Realty  
310.717.5522  
benbacal@gmail.com  
BRE #0143782

**MICHELLE MONTANY**  
Vine Street Realty  
323.476.1826  
michelle@abovethepenthouses.com  
BRE #01731312



ABOVE THE PENTHOUSES

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PARTNERS  
*trust*

# Charming Brentwood Traditional Farmhouse.

242 S. CARMELINA AVENUE, BRENTWOOD  
4BD | 4.5BA | 3,696 S.F. | 9,000 S.F.

*Offered at \$4,899,000*

OPEN HOUSE + COFFEE  
TUESDAY 11-2 PM  
Complimentary Espresso, Latte and Coffee

JANE DORIAN

310.922.6464 | jane.dorian@thepartnerstrust.com



242SCARMELINA.COM

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EXCLUSIVE AFFILIATE OF

LEVERAGE  
GLOBAL PARTNERS





# RECENTLY UPDATED

**2539 BENEDICT CANYON DRIVE | UPPER BENEDICT CANYON**

OPEN TUESDAY 11-2PM

**A COVETED COMPOUND IN A STAR-STUDED CANYON**

\$5,895,000 | 5 BEDS | 7 BATHS | 6,837 SQ. FT. | 27,657 SQ. FT. LOT

Gated compound with lush gardens up a private driveway. Light filled entertainment areas, elevator, patios, and terraces. Chef's kitchen with breakfast area and terrace. Dining, media and living room grace the lower level. Master suite with sitting area, fireplace, dual closets and access to a Zen like Japanese garden. Across the lush pool area with grotto and water slide, lies the guesthouse with private entrance, beamed ceilings, bedroom, gym, bath, and indoor-outdoor entertaining areas

**MAURICIO UMANSKY**

MUMANSKY@THEAGENCYRE.COM  
424.230.3701

**FARRAH ALDJUFRIE**

FARRAH@THEAGENCYRE.COM  
424.230.3712

**EDUARDO UMANSKY**

EUMANSKY@THEAGENCYRE.COM  
424.230.3715



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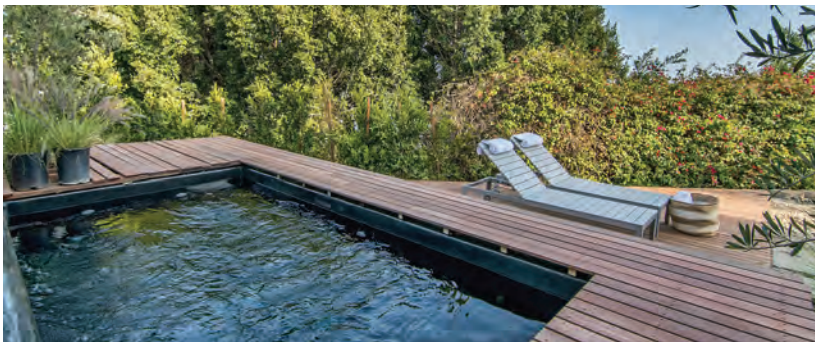
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# 8260 MARMONT LANE

SUNSET STRIP



## PANORAMIC VIEWS BEHIND THE CHATEAU MARMONT

Perfectly located just behind the Chateau Marmont and near to the best shopping and restaurants, this fully furnished contemporary home was built with the finest craftsmanship and detail. Boasting impressive views of the city lights, a large grassy yard and a sparkling new plunge pool, beautiful hardwood flooring, incredible designer kitchen, and soaring high ceilings. Three bedrooms including an expansive master suite, two-car garage. A sophisticated property for the most discerning buyer.

OPEN TUESDAY 11-2PM

\$3,699,000

3 BEDS

4 BATHS

2,847 SQ. FT.

6,400 SQ. FT. LOT

**MARY HELLMUND**

MHELLMUND@THEAGENCYRE.COM

424.230.7806

**JAMES HARRIS**

JAMES@THEAGENCYRE.COM

424.400.5915

**DAVID PARNES**

DPARNES@THEAGENCYRE.COM

424.400.5916



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# 12020 CHALON ROAD

BRENTWOOD



## EXCEPTIONAL AND PRIVATE CONTEMPORARY VILLA

At the end of a private drive, this modern, gated villa is an artful retreat. Grand-scale interiors include a great room with coffered ceilings and French doors taking advantage of views to Catalina Island and fostering a seamless indoor-outdoor connection. A large chef's kitchen, sprawling master suite with an oceanview terrace, creative workspace with private entrance, grassy yard, terraced garden, loggia, swimming pool and spa complete the offering.

OPEN TUESDAY 11-2PM

\$6,595,000

5 BEDS

7.5 BATHS

6,541 SQ. FT.

27,987 SQ. FT. LOT

## AILEEN COMORA

ACOMORA@THEAGENCYRE.COM  
424.230.3746

## PAUL LESTER

PLESTER@THEAGENCYRE.COM  
310.488.5962



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# NEW LISTING

**4705 VAN NOORD AVENUE | SHERMAN OAKS**

OPEN TUESDAY & FRIDAY 11-2PM

**CHARMING INCOME BEAUTY SHERMAN OAKS**

\$1,150,000 | 3 BEDS | 3 BATHS | 2,364 SQ. FT. | 9,623 SQ. FT. LOT

Sherman Oaks white picket fence charmer with beautiful pool. A fantastic investment opportunity, for the last two years it has brought income from several sources. Traditional three-bedroom, three-bath home with large redone master and ensuite bath on an extra-large corner lot. Den with fireplace can be used as a fourth bedroom. Living room with fireplace and windows overlooking the pool and backyard. Dining and adjacent kitchen with stainless steel appliances and three-quarter bath off laundry.

**DEEDEE HOWARD**

DHOWARD@THEAGENCYRE.COM

424.230.3755



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# NEW LISTING

1064 HANLEY AVENUE | BRENTWOOD

OPEN TUESDAY 11-2PM

**BRENTWOOD ARCHITECTURAL HOME**

\$3,095,000 | 3 BEDS | 3.5 BATHS | 2,859 SQ. FT. | 9,964 SQ. FT. LOT

Nestled discreetly in the Crestwood Hills section of Brentwood, this three-bedroom, three-and-a-half-bath architectural home exemplifies California living at it's finest. Perfect for entertaining, the first floor is highlighted by a chef's kitchen with center island and is completed with Viking and Sub-zero appliances. The living, dining, and library rooms open out to the rear gardens and canyons. Ascend to the second floor which is highlighted by the gracious master suite with fireplace.

**BLAIR CHANG**

BCHANG@THEAGENCYRE.COM

424.230.3703



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# 1332 S. OGDEN DRIVE

WILSHIRE VISTA



## UPDATED WILSHIRE VISTA CHARMER WITH GUEST HOUSE

On a quiet, tree-lined Wilshire Vista street sits this light-filled country English home. With nearly 1,900 total square feet, this thoughtfully updated three bedroom, three bath property accommodates the modern Angeleno lifestyle without abandoning its original architectural details. The main house features two generously sized bedrooms and two remodeled bathrooms and the guest house is fully equipped. Other amenities include, front and rear yards, an outdoor living room, and finished garage.

OPEN TUESDAY 11-2PM

NEW LISTING | \$1,295,000

3 BEDS

3 BATHS

1,886 SQ. FT.

7,230 SQ. FT. LOT

## BEN BELACK

BBELACK@THEAGENCYRE.COM

424.233.0922



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# 2335 EASTERN CANAL

VENICE



OPEN TUESDAY 11-2PM

This eco-conscious home, reimagined by architect David Hertz, offers rare T-canal views and sophisticated interiors moments from the beach, shops and restaurants of Abbot Kinney. Features include solar-radiant, polished concrete floors, custom chef's kitchen, solar panels, and water filtration system. Expansive windows and clean lines delineate the architect's style and flow. A gated courtyard with a spa, canal-facing terraces and a sustainable rooftop garden exemplify the California lifestyle.

NEW LISTING | \$4,495,000

3 BEDS  
4 BATHS  
3,296 SQ. FT.  
2,700 SQ. FT. LOT

**MAURICIO UMANSKY**

MUMANSKY@THEAGENCYRE.COM  
424.230.3701

**MICHAEL GRADY**

MGRADY@THEAGENCYRE.COM  
424.354.2929



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# 909 S. CURSON

BEVERLY CENTER - MIRACLE MILE



## SEXY MODERN HOME IN HEART OF ART DISTRICT OF MIRACLE MILE

Situated in the heart of Miracle Mile, this completely remodeled two-story, four-bedroom, three-and-a-half bath smart home comes with a large open floor plan, floor-to-ceiling windows, and Control Four system. Complete with a large family room, dining room, all glass wine cellar and state-of-the-art kitchen with Miele appliances, and bright bedrooms with custom cabinetry. The backyard acts as a private oasis, complete with an infinity pool and adjacent fire-pit, cabana, and reclaimed wood deck.

OPEN TUESDAY 11-2PM

NEW LISTING | \$2,495,000

4 BEDS

3.5 BATHS

3,500 SQ. FT.

4,950 SQ. FT. LOT

## AZY FARAHMAND

AFARAHMAND@THEAGENCYRE.COM

310.710.8841



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# 530 17TH STREET

SANTA MONICA



## STUNNING CONTEMPORARY SPANISH REDESIGN

Montecito meets Santa Monica in this stunning contemporary Spanish north of Montana, extensively renovated and customized with luxury finishes in a three-story floorplan. Gorgeous blend of romantic curves and clean lines with open, light-filled spaces. Formal living and dining room, great room, office, and marble baths. A sleek kitchen with island, Wolf range, and Sub Zero fridge. Master with Carrera bath and terrace. Theater, gym, guest suite, and maid's. Newer systems and newer roof.

OPEN TUESDAY 11-2PM

LUNCH BY CASABLANCA

NEW LISTING | \$6,695,000

6 BEDS | 8 BATHS

7,082 SQ. FT. | 7,520 SQ. FT. LOT

## SACHA RADFORD

SACHA@THEAGENCYRE.COM

310.6174464



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# NEW PRICE

**517 N. BEVERLY DRIVE | BEVERLY HILLS**

OPEN TUESDAY 11-2PM

**NEWLY STAGED GORGEOUS MEDITERRANEAN IN THE FLATS**

\$11,450,000 | 7 BEDS | 8 BATHS | 9,957 SQ. FT. | 13,450 SQ. FT. LOT

Gorgeous Mediterranean in the flats of Beverly Hills. Large entry leads to perfectly scaled public rooms. The ultimate kitchen with Carrara marble and the finest appliances. Magnificent family room with arched French doors opens to a veranda, pool, spa and guest house. On the lower level are a screening room, wine cellar, massage room and multi-purpose room. Large master suite and bath with two huge closets. 6 more bedrooms and 7 baths. Double gated driveway. Minutes from downtown Beverly Hills.

**EDWARD FITZ**

EFITZ@THEAGENCYRE.COM

424.230.3757



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# NEW LISTING

142 N. HAMEL DRIVE | BEVERLY HILLS

OPEN TUESDAY 11-2PM & SUNDAY 2-5PM

FOOD WILL BE SERVED TUESDAY

\$4,599,000 | 6 BEDS | 6.5 BATHS | 6,048 SQ. FT. | 6,500 SQ. FT. LOT

Six-bedroom, six-and-a-half bath, 6,000 plus SF, 2010 new construction rare offering in Beverly Hills. The main level includes a formal living and dining room, and open concept Italian kitchen with Miele appliances and fixtures which opens to the backyard. The second level features four en-suite bedrooms and vaulted beamed ceilings. The basement includes a theatre, and maids room with direct access to the backyard, pool and spa. Features include oak doors, walnut floors, and exquisite tiles.

**MEIR KROLL**

MEIR@THEAGENCYRE.COM

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# 301 OCEAN

LUXURY OCEAN VIEW APARTMENTS IN SANTA MONICA

## EASY 5% COMMISSION



**AGENT PREVIEW ONLY TUESDAY 11-2PM.**

PLEASE PRESENT YOUR BUSINESS CARD UPON ENTRY.

STUDIOS | 1-BEDROOMS | 2-BEDROOMS

Situated on the northern end of Ocean Avenue at the intersection of San Vicente Blvd. sits the newest luxury apartment building to hit the market in decades. 301 Ocean features 38 newly rebuilt and fully modernized luxury ocean-view apartments, all with amazing outdoor space. The residences offer a wide range of layouts from single-level flats to multi-level townhomes. All upper-floor residences feature private rooftop terraces with stunning ocean views and incredible space for outdoor living. Amenities include 24-hour doorman, fitness studio with state of the art Technogym equipment, yoga studio, conference room with video technology, expansive gardens with rain fountain and fire pit, and on site management.

**DAVID SOLOMON**

DS@THEAGENCYRE.COM  
424.400.5905



**ANNA SOLOMON**

ANNA@THEAGENCYRE.COM  
424.400.5903



# 270 PALISADES BEACH ROAD #203

SANTA MONICA



OPEN TUESDAY 11AM-2PM

**COMPLIMENTARY PARKING PROVIDED AT THE ANNENBERG COMMUNITY BEACH HOUSE (415 PACIFIC COAST HIGHWAY).**  
ENTER VIA BEACH HOUSE WAY AND PARK IN THE NORTH SECTION ADJACENT TO 270 PALISADES BEACH RD.



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# MODERN ARCHITECTURAL

NEW LISTING | \$5,150,000 | 3 BEDS | 3.5 BATHS | 2,210 SQ. FT.



**DAVID SOLOMON**

DS@THEAGENCYRE.COM  
424.400.5905

CO-LISTED WITH  
**GREGORY PAWLIK**

COLDWELL BANKER  
310.230.2439

**ANNA SOLOMON**

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# DESERT PAL/SADES

.38 To .73-Acre Lots Priced From \$375,000  
2.5% Broker Commission



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Introducing the private homesites of Desert Palisades, a gated community located three minutes from Downtown Palm Springs. A departure from traditional residential communities, Desert Palisades celebrates architectural expression, giving residents the freedom to design and build homes from the ground up. Among the first homes completed are modern masterpieces by Lance O'Donnell and Al Beadle, showcasing thoughtful, forward-thinking design and far-reaching valley and mountain views.

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1111 W RACQUET CLUB ROAD / PALM SPRINGS, CA / 92262



The developer reserves the right to make modifications in materials, specifications, plans, pricing, various fees, designs, scheduling and delivery of the homes without prior notice. All dimensions are approximate and subject to normal construction variances and tolerances. Plans and dimensions may contain minor variations from floor to floor. This is not an offer to sell or solicitation to buy to residents in jurisdictions in which registration requirements have not been fulfilled, but is intended for information only. 🏠



# PARK WESTWOOD TOWERS

OPEN TUESDAY 11-2pm



## 969 Hilgard Ave #505, Westwood Village

Hard to find 1 bedroom, 1 bathroom, condominium located in a premier luxury high-rise in the heart of Westwood Village (only 1 block to UCLA). Features: kitchen opening to large open-concept living room/dining area, high ceilings, updated marble bathroom, walk-in closet and incredible natural light from huge windows with City views. This coveted NY-style building offers valet guest parking, 24-hour doorman, beautiful lobby and hallways, on-site manager, stunning heated pool/spa and low HOA dues (\$570/mth) which include: building amenities, water/sewer/trash, basic cable and earthquake insurance. Located close to UCLA, restaurants, movies, 'W' Hotel and Trader Joe's.

Offered at: \$629,000 | [ParkWestwoodTowers.com](http://ParkWestwoodTowers.com)

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PETER **MAURICE**  
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310-623-8819



210 N. ROCKINGHAM AVENUE, BRENTWOOD  
[www.210Rockingham.com](http://www.210Rockingham.com)

LIST PRICE \$21,495,000

OPEN TUESDAY 11-2

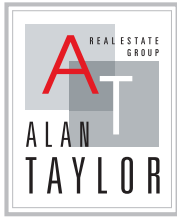


JOE BABAJIAN  
310.623.8800  
[joe@joebabajian.com](mailto:joe@joebabajian.com)  
CalBRE# 00813384



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NEW  
LISTING



OPEN TUES. 9/12TH FROM 11-2PM  
3301 Longridge Terrace | Sherman Oaks

*Benton & Park, AIA Mid-Century Modern in Longridge Estates.  
5 bedrooms, 4 baths, walls of glass blending the inside with the  
outside. A Mid-Century modernist dream home.*

[www.3301Longridge.aaroe.site](http://www.3301Longridge.aaroe.site)



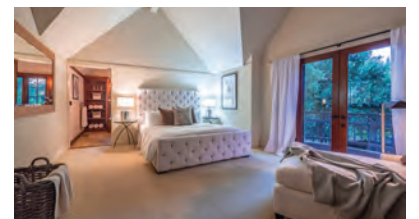
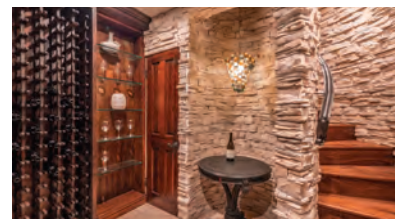
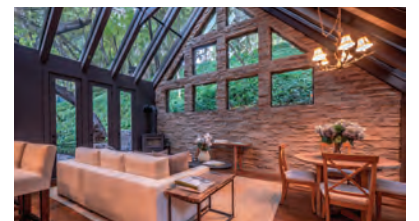
COMING  
SOON



OPEN TUES. 9/19 FROM 11-2PM & TWILIGHT 6:30-8PM  
4656 Balboa Avenue | Encino

*Robert Anderson AIA 2005 - Modern Tudor Revival. 5  
bedrooms, 6 baths, spectacular architecture on  $\pm$  3/4 of an  
acre of private grounds in Rancho Estates.*

[www.4656Balboa.aaroe.site](http://www.4656Balboa.aaroe.site)



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SAN FERNANDO VALLEY

SAN GABRIEL VALLEY

SAN FRANCISCO

SILICON VALLEY

NAPA VALLEY

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**7+ ACRE JUSLYN VINYARD & WINERY | 40+ ACRES LOT**

**\$33,150,000**

**AARON KIRMAN**

PRESIDENT, AAROE ESTATES

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**A|KP**

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# 1145

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**Open Tuesday**  
September 12th  
11 am - 2 pm

**The**  
**Hamptons**  
**in Bel Air**

Proudly  
offered at  
**\$9,750,000**

**Coffee**  
**Bar**  
**Served**



**Come sip cappuccinos and indulge in the breathtaking views!**  
Set behind a private, gated, driveway sits this stunning 5 bed + 5.5 bath East Coast Traditional on over an acre of land. Flexible floor plan w/dining room, library, family room, & gourmet kitchen. Hardwood floors throughout! Expansive step

down living room w/ fireplace opens to inviting wrap around deck & screened porch w/over 2,000 sqft of outdoor entertaining space & panoramic city to ocean views! State of the art screening room w/ secret door to gym. Park like grounds with Infinity pool overlooking views.



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direct: 310.888.3333  
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direct: 424.303.2102  
bre#:01959471



**TRACEY BAILEY**  
traceybaileyrealtor@gmail.com  
direct: 805.905.8252  
bre#:01900093

**DANIELLE EDNEY**  
danielleedneyrealtor@gmail.com  
direct: 310.591.6931  
bre#:01826849



---

# 1453 San Ysidro Drive



---

Open Tuesday 11-2  
**\$4,999,999**

Gated and walled 5 bed + 6 bath Mediterranean in lower BHPO. Grand 2-sty entry, formal living room w/ high ceilings. Large gourmet kitchen w/ top of the line appliances, center island and granite counter-tops complete w/ large breakfast area. Double doors open to magical gardens w/ pool and spa. Elevator and 2 car garage.

---

## MYRA NOURMAND

myranourmand@nourmand.com  
www.myranourmand.com

direct: 310.888.3333  
office: 310.274.4000  
bre #00983509

## PATE STEVENS

pate@patestevensgroup.com  
www.patestevensgroup.com

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office: 310.274.4000  
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# 8601

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Welcome to Beverly Hills Luxury Living at its best! Newly remodeled 1 + 2 bedroom floor plans that are spacious, open, and bright. Top-of-the-line finishes, hardwood floors, high ceilings and stainless steel appliances. Walking distance to Rodeo Drive shops, restaurants and Beverly Hills schools.

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MARINA DEL REY  
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**10412 WINDTREE DR**  
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BIRD STREETS  
NEW PRICE \$2,999,000

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1124 MARILYN DRIVE, BEVERLY HILLS

\$16,995,000



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**475 HALVERN DR | BRENTWOOD**

5 BD | 7 BA | OFFERED AT \$9,950,000



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## 1505 ORIOLE LANE, BIRD STREETS

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4 BEDS | 3 BATHS | 2,500 SQFT | NEW PRICE \$3,580,000

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LOT SIZE 8,528 SQFT | \$1,999,000

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4 BD | 4 BA | OFFERED AT \$2,695,000



OPEN TUESDAY 11-2  
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\$7,995,000



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4 BD | 3.5 BA | 3,790 SQFT | OFFERED AT \$4,190,000



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5 BD | 5 BA | 7,442SF ON 12,816SF LOT

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**\$17,995,000**

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**H H HILTON & HYLAND**

**CHRISTOPHER CORTAZZO**

[chris@chris cortazzo.com](mailto:chris@chris cortazzo.com)

310.589.2472

CALBRE#: 01190363

**COLDWELL BANKER**

**GLOBAL LUXURY**







A modern, multi-level house at dusk. The house features large glass windows and doors, revealing a warm interior with yellow lighting. The exterior is a mix of dark wood and light-colored concrete. A prominent wooden deck with a glass railing runs along the side of the house. A swimming pool is visible in the foreground, and a grassy lawn is in the middle ground. The sky is a deep blue, and the overall atmosphere is sophisticated and contemporary.

## ARCHITECTURAL GEM IN BHPO

DESIGNED BY GRETA GROSSMAN, 1948

3,155 SQ FT 2 BEDROOM 3.5 BATH

1659 WAYNECREST DR BEVERLY HILLS

OPEN TUESDAY 11-2

\$4,295,000

JOSHUA T. GREER

HILTON & HYLAND

310.717.3700

CALBRE#: 01732418









9066 ST IVES DR

NEW PRICE \$17,950,000

OPEN TUESDAY 11-2

 DREW FENTON  
310.858.5474  
DREWFENTON.COM





## 855 N. Croft Avenue #105, West Hollywood

### OPEN TUESDAY 11-2PM

Gorgeous single-level, modern, two bedroom, three baths at A+ West Hollywood location. This is no ordinary building. Built in 2009 and designed by Zoltan Pali of SPF Architects, the same firm that designed the Wallis Annenberg Center for the Performing Arts in Beverly Hills, 855 N. Croft is a work of art. Perfect open floor plan with hardwood floors and high ceilings, Italian Modulo Cucine kitchen cabinetry, Bertazzoni/Miele/Bosch appliances, Caesarstone countertops and generous private indoor/outdoor patio off the living room. Common roof deck and rec room. Two tandem parking spaces plus large private storage area. Located minutes from Beverly Hills, Century City & West Hollywood business district yet on a quiet residential street. 855 N. Croft presents a privileged lifestyle in close proximity to a blend of unique eateries and specialty shopping. Not to be missed!

**Offered at \$1,250,000**



**JAY ROBERTSON**

310.283.6000 m

[jay@gibsonintl.com](mailto:jay@gibsonintl.com)

[gibsonintl.com](http://gibsonintl.com)

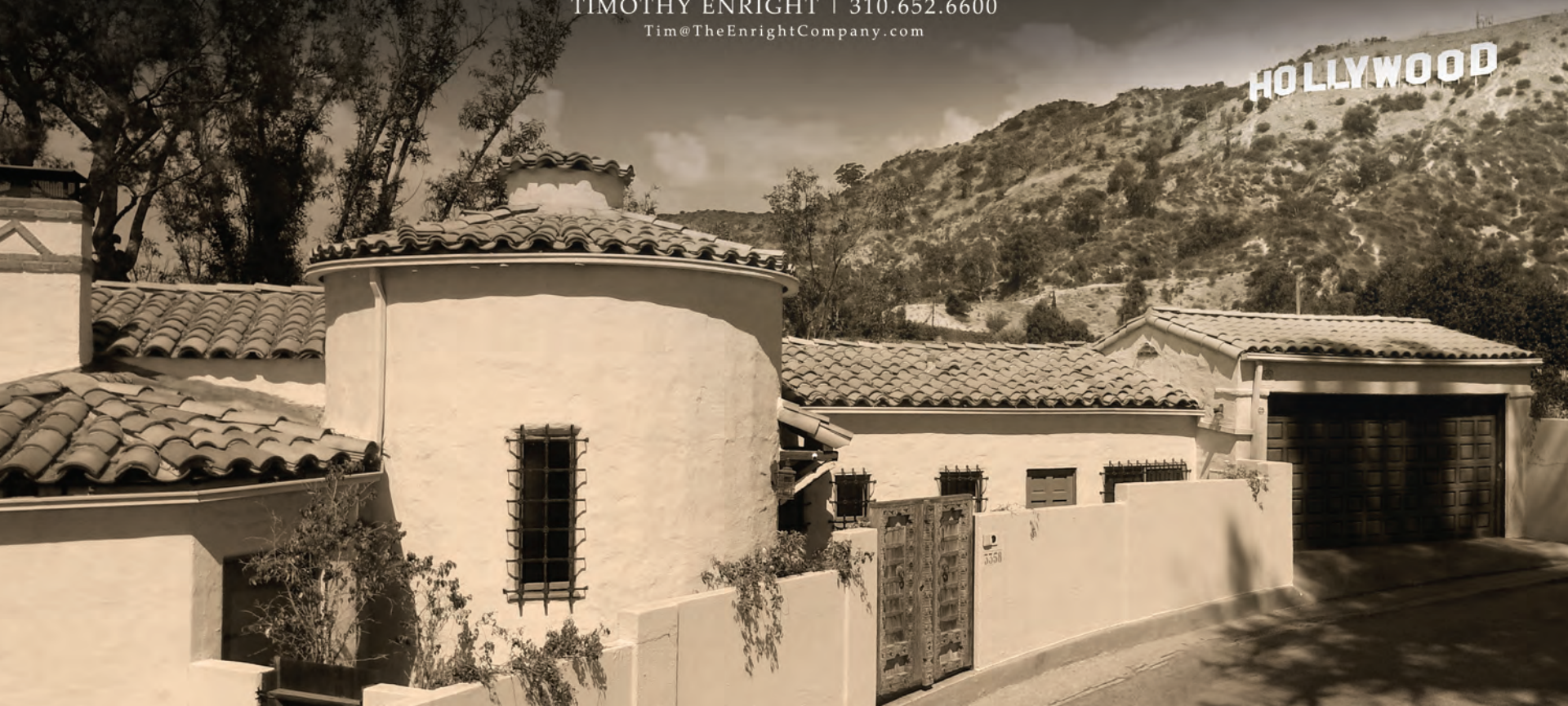


BEACHWOOD CANYON  
3358 DERONDA DRIVE  
\$1,825,000 USD



BROKER'S OPEN TUESDAY  
11 AM - 2 PM

EXCLUSIVE REPRESENTATION  
TIMOTHY ENRIGHT | 310.652.6600  
Tim@TheEnrightCompany.com





# 12454 Kling Street | Studio City

Open House

Tuesday 9/12  
11am-2pm



**\$899,000**

3 Bed | 2.5 Bath | 1,547 Sq Ft

**TEAM MEDVED**

Karen Medved, Julie Carruthers  
& Stacy Danfifer  
310.266.4236  
karen.medved@compass.com



**Sweet Retreat in Studio City**

Towering trees surround and shelter this sweet updated traditional Studio City home and guest unit offering an ideal live-work situation with a 30 second commute to the boutiques, gastro-pubs, yoga studios and cafes on trendy Ventura Blvd. The delightful main house features espresso tinted floors, a cheerful eat-in granite kitchen, separate formal dining and living rooms, a cozy den, two brick fireplaces, a redone full bathroom and a half bath, with a lush, grassy fenced backyard framed by mature trees and shrubs. The bonus room off the two car garage includes a 3/4 bathroom, separate entrance and its own private fenced yard - the perfect space for a home office, studio or income stream with room to expand the building or parking if more than 4 off street spaces are needed.



COMPASS

310.266.4236 | [www.teammedved.net](http://www.teammedved.net)

CalBRE 01235215. Compass is a licensed real estate broker (01991628) in the State of California and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdraw without notice. To reach the Compass main office call 310.230.5478





## Paradise in Briar Summit Hollywood Hills

Classic Mid Century hideaway on flat lot with resort-like pool and canyon views. Situated in a coveted enclave, this seductive home with additional studio/office has an open, flowing floor plan on one level featuring flagstone and walnut hardwood floors. Exceptionally private setting. Close proximity to Hollywood, studios, and hiking trails. Carpenter School District.

---

### 8042 Okean Terrace

\$2,895,000

3 Bedrooms

3 Bathrooms

Additional Studio

Pool

---

### Open House

Tuesday

11am-2pm

### Tori Horowitz

---

323.203.0965

torih@compass.com

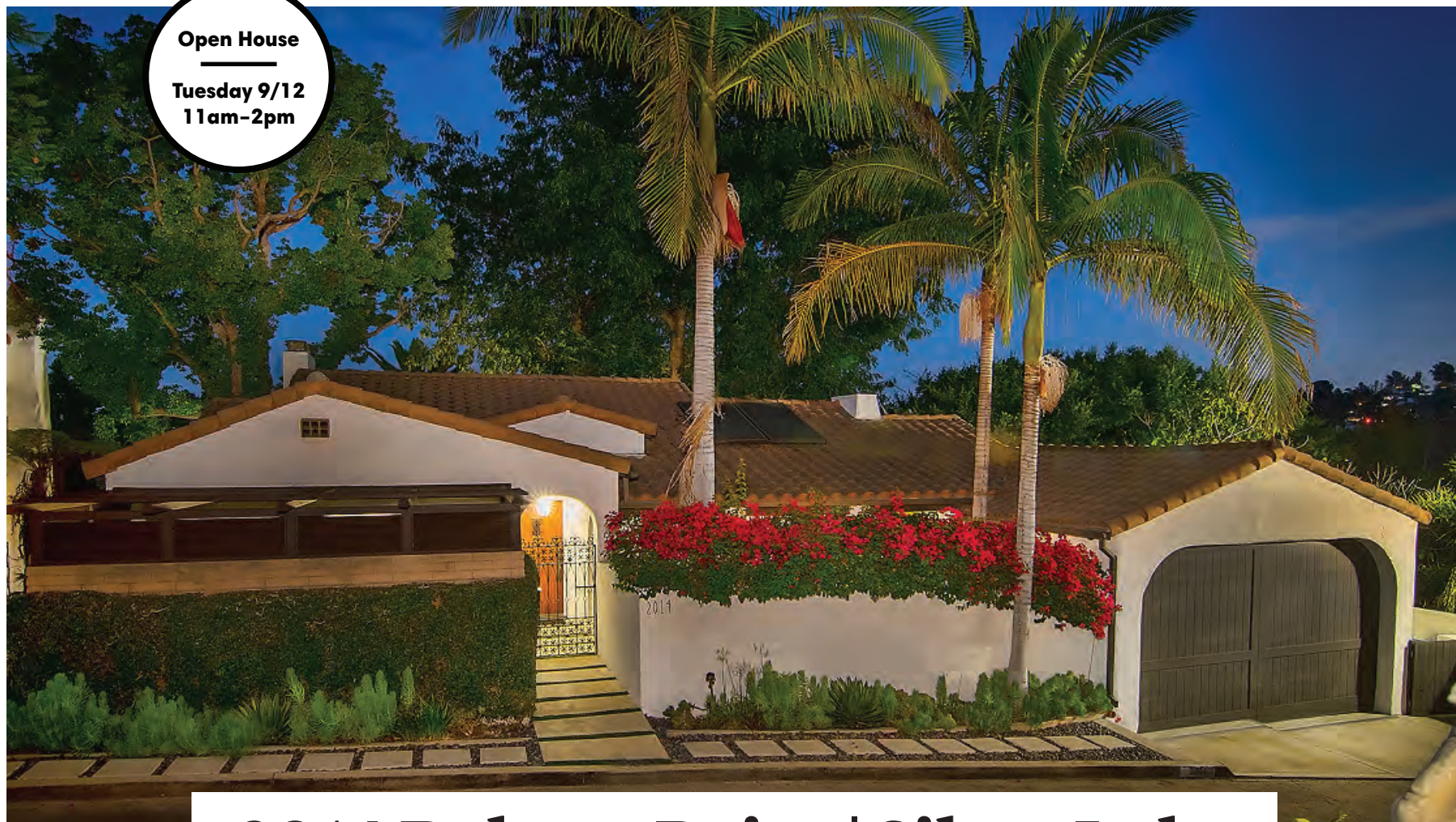
canyonhaus.com





Open House

Tuesday 9/12  
11am-2pm



## 2014 Balmer Drive | Silver Lake



**\$2,249,000**

4 Bed + Office | 2.5 Bath  
2014balmer.com

**Noelle Hettlinger Til**

310.621.9800  
noelle.hettlinger.til@compass.com

Stunning Silver Lake 4-Bedroom home, meticulously renovated while keeping all of its charm and character. The grand living room is a showstopper with its enormous windows that highlight the private backyard with spacious entertaining decks and fantastic views of the Reservoir and surrounding mountains. Front courtyard, rich hardwood floors, remodeled picturesque kitchen, ideal home office and Master Bedroom Suite with its private patio all contribute to the allure. The location is a perfect Eden, tucked away yet accessible for an easy walk to cafes and shops, the lake and park. It's easy to see why this is one of the most sought-after neighborhoods in LA! Highly desired Ivanhoe Elementary.

**COMPASS**

310.230.5478 | [compass.com](https://www.compass.com)

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**Open House**

**Tues 11-2pm  
Sun 2-5pm**



## 1814 Courtney Terrace

Character Spanish Home on a Coveted  
Cul-de-sac Street in the Hollywood Hills

3 BR | 3 BA

2,078 SF | YEAR BUILT: 1927 | \$1,595,000



### GREG HARRIS

323.356.8024

greg@gregharrisstates.com

Compass | CalBRE 01405806

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**Open House**

**Tuesday 9/12  
11am-2pm**



## 5022 Stern Avenue | Sherman Oaks



**\$1,225,000**

4 Bed | 3 Bath  
2,210 SF Home | 8,700+/- SF Lot

**Boni Bryant & Joe Reichling**

323.854.1780  
bryantreichling.com

Designer-done "Connecticut" Country Home nestled among shady trees  
and lush private gardens on a quiet street in Sherman Oaks.

**Join us for Lunch in the Garden!**

**BRYANT | REICHLING | COMPASS**

**310.230.5478 | compass.com**



# REMARKABLE 1.7 ACRE FLAT PARCEL JUST INSIDE EAST GATE



**10445 BELLAGIO ROAD, BEL AIR | \$35,000,000**

## REPRESENTATION BY:

### **Richard Ehrlich**

310-968-8881

re@weahomes.com

CALBRE# 01267136

### **Stephen Shapiro**

310-860-8888

ss@weahomes.com

CALBRE# 01257836

## **OPEN TUESDAY, SEPTEMBER 12TH 11-2PM**

This 50-yard line location includes 1.7 FLAT acres inside the East Gate on Bellagio. 10k sq ft older home with huge gated driveway, pool and tennis court. Underbuilt.com says you can build a 35k house on the lot. This is an opportunity that infrequently presents itself.

**WEAHOMES.COM**



## **WESTSIDE ESTATE AGENCY**

**BEVERLY HILLS** | 210 North Canon Drive, Beverly Hills, CA 90210 (310) 247-7770  
**MALIBU** | "In The Country Mart" 23410 Civic Center Way, Malibu, CA 90265 (310) 456-1171  
**MIAMI** | 2100 Ponce de Leon Blvd, 7th Floor, Coral Gables, FL 33134 (305) 447-1471



READY TO SELL? LOOKING TO BUY?

IT'S TIME FOR ELLIMAN



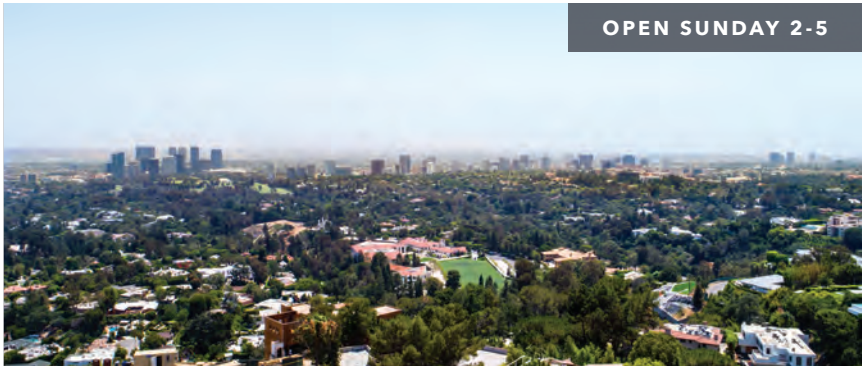
Bel Air Crest  
**2496 DEVONPORT LANE | \$1,989,000**  
4 Bedrooms, 4 Bathrooms  
**Web# 17258480**  
Michelle Oliver 310.500.6111



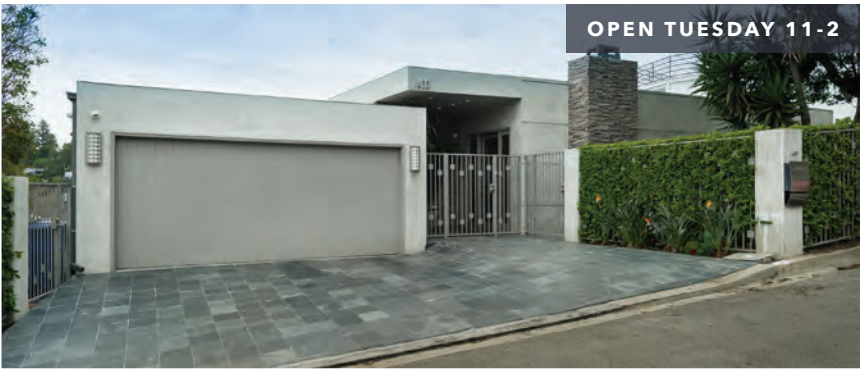
Beverly Center | New Listing  
**434 N CRESCENT HEIGHTS BLVD | \$3,425,000**  
5 Bedrooms, 6 Bathrooms  
**Web# 17250128**  
Michelle Oliver 310.500.6111 Cory Charlupski 310.728.9566



Beverly Center | Price Improvement  
**627 N VISTA STREET | \$3,249,000**  
5 Bedrooms, 5 Bathrooms  
**Web# 17250386**  
Josh & Matthew Altman 310.819.3250 Heather Altman 310.924.4664



Beverly Hills Post Office | New Listing  
**10131 ANGELO VIEW DRIVE | \$5,050,000**  
5 Bedrooms, 4 Bathrooms  
**Web# 17267626**  
Tracy Tutor Maltas 310.595.3885

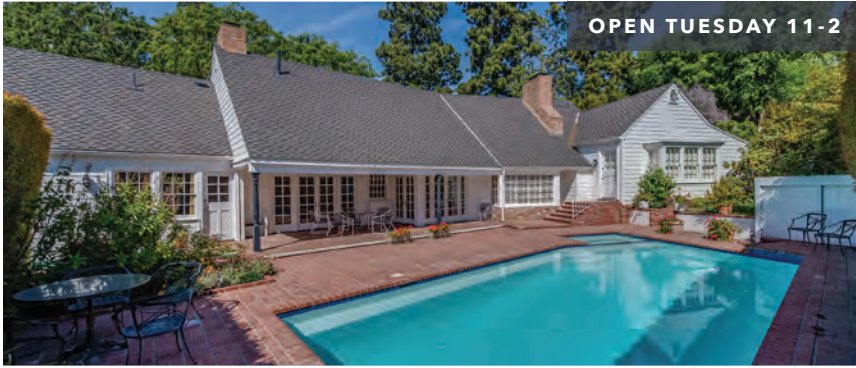


Beverly Hills Post Office  
**1433 SUMMIT RIDGE DRIVE | \$3,180,000 | \$13,800 PER MONTH LEASE**  
4 Bedrooms, 4 Bathrooms  
**Web# 17262308**  
Stefani Stolper 310.733.6551



Bird Streets | New Listing  
**1416 BLUEBIRD AVENUE | \$7,249,000**  
5 Bedrooms, 6 Bathrooms, Guest House & Pool  
**Web# 17267780**  
Jeeb O'Reilly 310.980.5304 Tori Barnao 323.633.1878  
Stefani Stolper 310.403.9331





Bird Streets | New Listing

**9222 FLICKER WAY | \$4,495,000**

3 Bedrooms, 4 Bathrooms & Pool

**Web# 17267782**

Jeeb O'Reilly 310.980.5304

Tori Barnao 323.633.1878

Gersh Gershunoff 213.359.0328



Hollywood Hills | New Listing

**3036 BECKMAN ROAD & 3042 MUNRO CIRCLE | \$5,995,000**

11 Bedrooms, 11 Bathrooms

**Web# 17263990**

Liz Gottainer 213.393.2209

Jeeb O'Reilly 310.980.5304



Los Feliz | Price Improvement

**2451 N CATALINA STREET | \$2,099,000**

4 Bedrooms, 5 Bathrooms

**Web# 17245348**

Josh & Matthew Altman 310.819.3250



Pasadena

**1450 EL MIRADOR DRIVE | \$3,333,000**

3 Bedrooms, 3 Bathrooms

**Web# 17263038**

Ivan Estrada 323.574.2317



Venice | Lease

**453 SHERMAN CANAL | \$24,995 PER MONTH**

3 Bedrooms, 4 Bathrooms

**Web# 17251942**

Juliette Hohnen 323.422.7147



Venice | Lease

**719 SUPERBA AVENUE | \$12,000 PER MONTH**

4 Bedrooms, 3 Bathrooms

**Web# 17250406**

Juliette Hohnen 323.422.7147



[elliman.com/california](http://elliman.com/california)

NEW YORK CITY | LONG ISLAND | THE HAMPTONS | WESTCHESTER | CONNECTICUT | NEW JERSEY | FLORIDA | CALIFORNIA | COLORADO | INTERNATIONAL



OPEN TUESDAY 11-2



## 1416 BLUEBIRD AVENUE | BIRD STREETS

### \$7,249,000 | NEW LISTING

1416 Bluebird Ave features 5 bedrooms, 6 bathrooms, with 4,167 sq ft of living space on a 14,935 sq ft lot. Two story 1930's Mediterranean, set back from street with beautiful landscaping & mature trees. Completely renovated custom home with granite, marble, limestone & wrought iron thru-out combine with Brazilian cherry hardwood floors to create a lovely warm ambience. Entertainer's patio / outdoor cooking area and enormous back grounds, featuring a grand salt water pool. Can be sold with adjacent property 9222 Flicker Way for projected lot size 28,905 sq ft. Build a dream home in the Bird Streets with a view. **Web# 17267780**

#### JEEB O'REILLY

Cell: 310.980.5304  
Jeeb.OReilly@elliman.com  
CalBRE# 01156891

#### STEFANI STOLPER

Cell: 310.733.6551  
Stefani.Stolper@elliman.com  
CalBRE# 01957452

#### TORI BARNAO

Cell: 323.633.1878  
Tori.Barnao@elliman.com  
CalBRE# 01425512

#### LINDA SERMON

Cell: 310.351.3995  
Linda@lindasemon.com  
CalBRE# 01006504

 **Douglas Elliman** EST. 1911  
REAL ESTATE  
[elliman.com/california](http://elliman.com/california)



OPEN TUESDAY 11-2



## 9222 FLICKER WAY | BIRD STREETS

### \$4,495,000 | NEW LISTING

9222 Flicker Way features 3 bedrooms, 4 bathroom and 3,004 sq ft of living space on a 14,420 sq ft lot. Nestled amongst some of the most expensive homes in the iconic Bird Streets. Private, charming, wonderfully inviting home! California outdoor lifestyle by architect Gerard Colcord. Beautifully landscaped gated yard with large sparkling resurfaced pool and spa. Large living room, dining room and family room with wet bar area, hardwood floors, vaulted beam ceilings and fireplaces. Can be sold with adjacent property 1416 Bluebird Ave for projected lot size 28,905 sq ft. Build a dream home in the Bird Streets with a view. **Web# 17267782**

#### JEEB O'REILLY

Cell: 310.980.5304  
Jeeb.OReilly@elliman.com  
CalBRE# 01156891

#### TORI BARNAO

Cell: 323.633.1878  
Tori.Barnao@elliman.com  
CalBRE# 01425512

#### GERSH GERSHUNOFF

Cell: 213.359.0328  
Gersh.Gershunoff@elliman.com  
CalBRE# 01790216

#### LINDA SERMON

Cell: 310.351.3995  
Linda@lindasemon.com  
CalBRE# 01006504

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OPEN TUESDAY 11-2



## HOLLYWOOD HILLS CELEBRITY GATED ESTATE

### \$5,995,000 | NEW LISTING

- Two Gated Home Situated on 1.66 Acres
- 3036 Beckman Road | 6 Bedrooms | 6 Bathrooms | 5,641 sqft
- 3042 Munro Circle | 5 Bedrooms | 5 Bathrooms | 2,725 sqft
- Open Tuesday 11-2 | Valet Parking and Lunch Served
- [BeckmanMunroEstate.com](http://BeckmanMunroEstate.com)





**LIZ GOTTAINER**

Office: 310.819.1551  
 Cell: 213.393.2209  
 Liz.Gottainer@elliman.com  
 CalBRE# 01414239



**JEEB O'REILLY**

Office: 310.819.1551  
 Cell: 310.980.5304  
 Jeeb.OReilly@elliman.com  
 CalBRE# 01156891

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 REAL ESTATE  
[elliman.com/california](http://elliman.com/california)



OPEN SUNDAY 2-5



10131 ANGELO VIEW DRIVE | BEVERLY HILLS P.O.  
\$5,050,000 | NEW LISTING

This 5 bedroom, 4 bathroom development opportunity is located in Beverly Hills on a 37,000 sqft lot surrounded by massive estates, big views and upside. Diligence has been done by Jason Somers, Crest Real Estate. Maximum buildable is a 14,000 sqft home. **Web# 17267626**

[www.AngeloView.com](http://www.AngeloView.com)



TRACY TUTOR MALTAS

Office: 310.595.3889  
Tracy.Maltas@elliman.com  
CalBRE# 01326769

 **DouglasElliman** EST. 1911  
REAL ESTATE  
[elliman.com /california](http://elliman.com/california)



OPEN TUESDAY 11-2  
AND SUNDAY 2-5



## 434 N CRESCENT HEIGHTS BLVD | BEVERLY CENTER \$3,425,000 | NEW LISTING

Contemporary Spanish 4,200 sq.ft. 5 en-suite bedrooms, 5.5 bath home. Iron gates open to topiary gardens, mature trees and fountain. Enter through the solid-wood pivot door to a voluminous two-story entry with Carrera marble staircase and 12/14-foot ceilings throughout! European oak floors lead to the open-concept living and dining rooms and gourmet kitchen with high-end appliances and custom glass wine fridge. Pella French doors open to the resort-style entertaining area with zero-edge, black-pebbled pool, covered patio, BBQ and grassy yard. Luxurious master has two balconies, oversized closet and beautiful views.  
**Web# 17250128**



**MICHELLE OLIVER**

O: 310.734.2653  
C: 310.500.6111  
Michelle.Oliver@elliman.com  
CalBRE# 01837352



**CORY CHARLUPSKI**

O: 310.734.2654  
C: 310.728.9566  
Cory.Charlupski@elliman.com  
CalBRE# 02007976

 **DouglasElliman** EST. 1911  
REAL ESTATE  
[elliman.com](http://elliman.com)



OPEN TUESDAY 11-2



## 627 N VISTA STREET | BEVERLY CENTER

### \$3,249,000 | PRICE IMPROVEMENT

Gated new construction architectural masterpiece boasts rooftop terrace and features exclusive design elements throughout. Featuring soaring ceilings, light-filled open floor plan, gourmet entertainer's kitchen with state-of-the-art appliances and breakfast bar, sliding walls of glass opening to outdoor patio areas and covered outdoor living room, infinity pool and rooftop with 360 degree views featuring fire pit, hot tub and kitchen. Stunning master suite offers balcony with views, large walk-in closet and spa like master bath with soaking tub and one-of-a-kind shower. 2 additional en-suites and bonus family room upstairs and 5th suite downstairs.

Web# 17250386

627NVista.com

**AB** THE ALTMAN BROTHERS

**JOSH & MATT ALTMAN**

O: 310.819.3250

Josh@TheAltmanBrothers.com

CalBRE# 01764587

**HEATHER ALTMAN**

O: 310.924.4664

Heather@TheAltmanBrothers.com

CalBRE# 01833121

 **Douglas Elliman** EST. 1911  
REAL ESTATE  
[elliman.com](http://elliman.com)



# RODEO REALTY

FINE ESTATES DIVISION

CalBRE #00951359



OPEN TUESDAY 11 - 2

## 126 N. CANYON VIEW DRIVE LOS ANGELES, 90049

Sophisticated and Luxurious New Construction in the coveted Brentwood Park neighborhood. This Traditional Cape Cod Style home includes 6 en suite bedrooms with 8 beautiful bathrooms. Exquisitely crafted with an open and spacious floor plan boasting high ceilings and designer finishes throughout. Full basement with Theater Room, Gym, Wine Cellar, Guest Room, and Bonus Living Room. Private backyard with pool/spa & grill. A fantastic home for the most discerning client. Square footage includes garage.

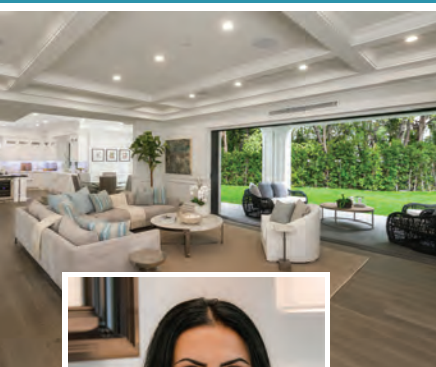
- 6 Bedrooms

- 8 Bathrooms

- 7,700 Sqft.

- 9,777 Lot Sqft.

*Offered At \$7,795,000*



ELIZABETH  
BROUKHIM

CalBRE License #00951359

Cell: 310 689 8997

EBroukhim@RodeoRe.com

*Rodeo Realty Inc. does not guarantee the accuracy of square footage, lot size or other information concerning the property by the seller or obtained from public records or other sources. Buyer and Buyer's agent shall do their own due diligence regarding lot size, building square footage, and all permits. Buyer and Buyer's agent shall rely on their own investigation. Rodeo Realty CalBRE #00951359*



PARTNERS  
*trust*

Just  
Listed.

8184 MANNIX DRIVE  
LOS ANGELES

*Offered at* \$1,995,000

F. RON SMITH & DAVID BERG

310.500.3931 | team@smithandberg.com



smithandberg.com

Partners Trust/Pacific Union fully supports the principles of the Fair Housing Act and Equal Opportunity Act, and does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals. PUI BRE# 01866771  
Smith CalBRE# 00961954 | Berg CalBRE# 01481236.

EXCLUSIVE AFFILIATE OF





PARTNERS  
*trust*

Just  
Listed.

209 EUCLID STREET  
SANTA MONICA

*Offered at* \$4,998,000

F. RON SMITH & DAVID BERG

310.500.3931 | team@smithandberg.com



smithandberg.com

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Smith CalBRE# 00961954 | Berg CalBRE# 01481236.

EXCLUSIVE AFFILIATE OF





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S PECK DRIVE  

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WWW.455PECKDRIVE.COM



MODERN SPANISH ELEGANCE IN THE HEART OF BEVERLY HILLS

OFFERED FOR \$2,995,000  
OPEN TUESDAY FROM 11 TO 2



310.499.8835  
CalBRE License#01942087





999 DOHENY DRIVE #1104 | 2 BEDROOM 2.5 BATHROOMS



OFFERED AT \$2,990,000 | 999DOHENY1104.COM

There was no detail forgotten when imagining this spectacular renovation within the iconic 999 Doheny building, steps off the Sunset Strip. Two units have been combined on the North side of the 11th floor to create a sophisticated, modern and chic 'jewel box' with expansive views of the Hollywood Hills. Every surface in this home has a special touch to it, whether it be the lacquered interior doors & kitchen cabinetry to the modeled low sheen ceiling or cross hatch painting technique used on the walls - what has been created is nothing less than superb.

OPEN TUESDAY 11:00 - 2:00 AND TWILIGHT 5:30 - 8:30



ROBERT GRANDINETTI  
310 497 6365  
robert@robertgrandinetti.com  
CaBRE# 013770571



GRANDINETTI  
ESTATES

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Rodeo Realty CalBRE License #00951359



PARTNERS  
*Trust*



PLEASE JOIN US  
FOR SWEET ROSE  
CREAMERY  
OPEN HOUSE  
TUESDAY 11-2PM

# A Rare Gem in Little Holmby

10401 WYTON DRIVE | LITTLE HOLMBY

*Offered at \$5,495,000 | 6 BED | 10 BATH | 7,371 S.F.*

LISA GILD

310.497.9223 | [lisa.gild@thepartnerstrust.com](mailto:lisa.gild@thepartnerstrust.com)

RICHARD STEARNS

310.850.9284 | [richard.stearns@thepartnerstrust.com](mailto:richard.stearns@thepartnerstrust.com)



LITTLEHOLMBYGEM.COM

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# PRIME HANCOCK PARK



## ITALIAN RENAISSANCE REVIVAL ON GOLF COURSE

115 North Rossmore Avenue

5 Bedrooms | 7 bathrooms | 7,118 Sq. Ft. | 38,000 Sq.Ft.

**\$6,995,000**

**Join us for an Exclusive Preview  
Tuesday, September 12th**

Lunch & Dessert  
11-2pm

Cocktails & Dinner  
4-8pm

**HANCOCK HOMES REALTY**  
**JOHN DUERLER | BRE #01848596**  
**323.462.2748 | info@hancockhomes.com**







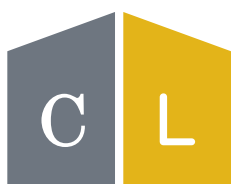
## CASE STUDY HOUSE #10

711 S SAN RAFAEL AVENUE, PASADENA

**\$2,990,000**  
711SANRAFAEL.COM

The Case Study House Program was initiated in Los Angeles in 1945 by Arts and Architecture magazine. It is considered a significant contributor to Mid-Century architecture. The Case Study House #10 was designed and built by Kemper Nomland and Kemper Nomland, Jr. in 1947. The current owners are recipients of City of Pasadena 2015 Historic Preservation Award, as well as Pasadena's Historic Preservation Commission's 2015 Reconstruction Award. The home is both listed in the National Register of Historic Places and has the Mills Act designation.

- Family room w/ wet bar and beverage refrigerator • Poggenpohl cabinets & Miele appliances
- Terrazzo & Black walnut flooring • An original partition of Corrugated Translucent glass
- Refurbished light fixture • Tankless water heaters • Pool/guest house: 540 • Outdoor shower
- All new infrastructure i.e. drainage, framing, foundation, plumbing, roof, HVAC
- 2 car attached garage • Mills Act



**LUCZYNSKI**  
SELLING HOMES  
OF DISTINCTION

**Cynthia Luczynski**, Senior Partner  
cluczynski@deasypenner.com  
CalBRE# 01100822

**Lauren Luczynski**, Senior Partner  
lauren@deasypenner.com  
CalBRE# 01441706

[www.luczyskirealestate.com](http://www.luczyskirealestate.com)

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REPRESENTING EXCEPTIONAL  
SOUTHERN CALIFORNIA  
REAL ESTATE



Mid-Century Ocean View Bluff Home  
15515 Via De Las Olas, Pacific Palisades

**NEW PRICE — \$7,595,000**  
Twilight Only Tuesday :: 5:30–7:30pm

Mike Deasy | 310.275.1000  
Sara Clephane | 310.909.4648  
[www.deasypenner.com](http://www.deasypenner.com)







# The Listing Click Counter Report

## for Residential AND Commercial Listings

### You can now...

Track impressions, page views, and leads generated from Trulia, Zillow, Homes.com, and The MLS™

PRINT

PDF

MAP

EMAIL

CLOUD CMA

STATS

CART

ADD TO PORTAL

SETTINGS

Reports: Click Counter

Click Counter

Property Type: Residential

Status: Default

0 of 2 Listings Selected

1 / 1

Listings 1 - 2

1

900 W OLYMPIC BLVD #47G

LOS ANGELES CA 90015

3 Beds

Baths 4.00 (4F 0T 0H 0Q)

4,250 Sqft

Condo/Co-op

LP: \$8,800,000

Active

Area	42 Downtown L.A.
Subdivision	
Price Per Sqft	\$2,070.59
Lot Size	399,270
HOA 1&2	\$4143.25(N/A)
MLS#	15-894355
APN	5138-027-196
List Date	04-03-2015
DOM	363

MLS PLUS

Total Clicks: 11,189

Agent Views

Public Views

Mapped

Printed

Emailed

Virtual Tour Views

Photo Views

9,852

410

151

145

253

68

310

Updated as of: 3/25/2016 12:00 AM

trulia

Total Leads: 8

Search Results Impressions

Detail Report Impressions

56,922

18,742

# Of Clicks

12

Updated as of: 2/10/2016 12:00 AM

Zillow

Search Impressions

Page Views

503,383

13,352

Emails

1

Updated as of: 3/24/2016 12:00 AM

Homes

Portal Impressions

Portal Detail Views

179

3

Mobile Impressions

109

Updated as of: 3/26/2016 12:00 AM

Call a LIVE Customer Service Representative to find out more!  
310-358-1833 or 760-459-8712



# 1664 Sunset Plaza Drive, Los Angeles



## BROKER'S OPEN

Tuesday, September 12th  
11am - 2pm



*Offered at \$3,849,000*

Remodeled to perfection! It took over \$750,000 and more than 8 months to create this beauty. This one is a MUST SEE! Entertainer's home with attention to detail. Over 4500 Sq. Ft. of modern home with open and airy floor plan. Fully staged by Marshall Design Group. Huge mahogany pivot entry door leads you into a stunning wood and glass foyer. 4 en-suite bedrooms with private bathrooms. Powder room. Master bedroom with dual walk-in closets. Breathtaking views from PDC to the ocean. Large balconies on each level. Brand new ROOF. Large grassy back yard with plenty of room for a pool. Top-of-the-line appliances and a large built-in refrigerator. Wood floor, designer tiles. Master bedroom has a fireplace. Security system. Very open design. 2 individual garages as well as 2 off-street parking spaces. Bonus/game room ideal as a home theater.



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